

**CONDITIONS OF APPROVAL – SPECIAL EXCEPTION 2015-0033,  
LOUDOUN STATION COMMUTER PARKING FACILITY (November 13,  
2015)**

1. **Substantial Conformance.** – The development of the Special Exception Use described in Condition 2 below shall be in substantial conformance with Sheets 3, 4, 5, 6, 7, and 8 of 8 (collectively referred to herein as the “**SPEX Plat**”) of the plan set entitled “Special Exception for Loudoun Station, A Transit Oriented Development”, dated September 2015, revised through November 6, 2015, prepared by Urban, Ltd. incorporated herein by reference, and the Revised 1993 Loudoun County Zoning Ordinance (the “**Zoning Ordinance**”). Approval of this application for an area containing approximately 1.74 acres (the “**Property**”) consisting of the parcel identified as Tax Map Number /79/P/8/////1/, (PIN #089-46-5476) and portions of Tax Map Numbers /79/P/8/////2/ and /79/P/9/////G/ (PIN #s089-36-6561 and 089-46-4582, respectively), shall not relieve the Applicant or the owners of the Property, their successors, or parties developing, establishing or operating the approved SPEX Use, from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or regulatory requirement.
2. **Use Permitted.** - This Special Exception grants approval of a commuter parking facility (the “**SPEX Use**”), in the Inner Core subarea of the PD-TRC– Transit Related Center zoning district of the Revised 1993 Zoning Ordinance.